

WARRANTY DEED
JOINT TENANCY

030289

89-0-41 ✓

67-11

KNOW ALL MEN BY THESE PRESENTS, THAT I, James A. McBrady, of Falmouth, County of Cumberland and State of Maine,

in consideration of One Dollar and other valuable consideration

paid by Paul D. Thompson and Annie J. Thompson

TRANSFER
TAX
PAID

whose mailing address is 6 Michael Street
Skowhegan, Maine 04976

the receipt whereof We hereby acknowledge, GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Paul D. Thompson and Annie J. Thompson as joint tenants and not as tenants in common, heirs and assigns forever,

A certain lot or parcel of land situated in the Town of Waterville, located on Pleasant Hill Drive, in the County of Kennebec, and State of Maine, bounded and described as follows:

Beginning at an iron pin marking the most Easterly point of Lot 41; thence heading S 66 degrees 47' 00" E 187.67' (One Hundred Eighty-Seven and Sixty-Seven One Hundredths Feet) along Penny Lane right-of-way to an iron pin marking the most Southerly point of said Lot 41; thence heading N 11 degrees 47' 48" W 178.60' (One Hundred Seventy-Eight and Sixty-One Hundredths Feet) along Lot 40 to an iron pin marking the most Westerly point of said Lot 41; thence heading N 66 degrees 47' 00" E 171.77' (One Hundred Seventy-One and Seventy-Seven One Hundredths Feet) along Lot 34 to an iron pin marking the most Northerly point of said Lot 41; thence heading S 16 degrees 52' 28" E 176.14' (One Hundred Seventy-Six and Fourteen One Hundredths Feet) along Lot 42 to the beginning point.

Lot 41 also includes a storm drainage easement 15.00' (Fifteen Feet) wide. Beginning on the Northwesterly line running parallel with the Northeasterly line to the Southeasterly line. This easement granted to the Waterville Sewerage District for the Maintenance of the storm drainage system as the Waterville Sewerage District shall own and maintain in such easement.

The above description meaning and intending to describe said Lot 41 as per recorded Subdivision Plan entitled Ridge Road Development and recorded June 22, 1977 in the Kennebec Registry of Deeds File Number D-7661-15 as revised by Plan recorded Kennebec County Registry of Deeds, File Number D-77074.

This conveyance is also subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

This conveyance is also made subject to all easements, rights of way, and zoning restrictions of record.

By acceptance of this deed, the Grantees agree to pay Waterville Real Estate Taxes and other assessments, hereafter.

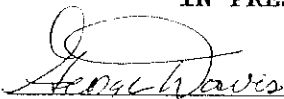
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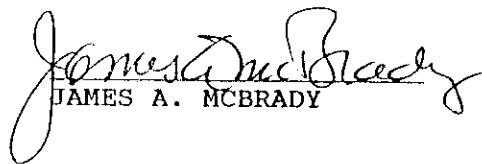
TO HAVE AND TO HOLD the aforegranted and bargained premises,
with the privileges and appurtenances thereof, to the said
Paul D. Thompson and Anne J. Thompson their heirs and assigns, to
them and their use and behoof forever,

AND I do covenant with the said Grantees, as joint
tenants and not as tenants in common, their heirs and assigns
that I am lawfully seized in fee of the premises, that they are
free of all encumbrances except as aforesaid, and that I have
good right to sell and convey the same to the said Grantee to
hold as aforesaid and that I and My heirs shall and will Warrant
and Defend the same to the said Grantee, his heirs and assigns
forever, against the lawful claims and demands of all persons.

IN WITNESS THEREOF, I, the said James A. McBrady,
in this deed as Grantor, and relinquishing and conveying
all rights by demand and all other rights in the above described
premises, have hereunto set my hand and seal this 20th
day of the month of December, A.D. 1988

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF


WITNESS

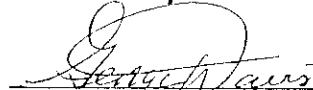

JAMES A. MCBRADY

STATE OF MAINE
COUNTY OF CUMBERLAND

Dec 20, 1988

Then personally appeared the above named James A. McBrady
acknowledged the foregoing instrument to be his free act and
deed.

Before me,


Notary Public/~~Attorney at Law~~
(Typed name of person taking acknowledgment)

George Davis

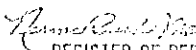
MY COMMISSION EXPIRES

NOVEMBER 17, 1992



RECEIVED KENNEBEC SS.

1988 DEC 27 AM 9:00

WITNESSES: 
REGISTER OF DEEDS